

2025-003420  
Klamath County, Oregon



05/07/2025 02:07:00 PM

Fee: \$87.00

2025-002885  
Klamath County, Oregon



04/18/2025 01:05:49 PM

Fee: \$87.00

Returned at Counter

AFTER RECORDING, RETURN TO:  
c/o Bonnie A. Lam, Lam Law Office PC  
Jonathan Stuart Branigar, Trustor/Trustee  
4403 Carlon Way  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:  
Jonathan Stuart Branigar, Trustor/Trustee  
4403 Carlon Way  
Klamath Falls, OR 97603

\*Rerecorded at the request of  
Trustee/Attorney to correct the  
legal description prev recorded in

2025-002885

## WARRANTY DEED

Jonathan S. Branigar, "Grantor," hereby conveys, grants, sells and warrants, to  
Jonathan S. Branigar, as Trustees of the *Jonathan S. Branigar Revocable Living Trust* under  
agreement dated April 17, 2025, or to such Successor Trustee(s) of such trust(s)  
created under such instrument(s) as may hereafter be appointed, "Grantee," the following real  
property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters  
of public record:

~~See Exhibit "A"~~

- \* Lot 28 of SUMMERS HEIGHTS, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES'  
HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR  
PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE  
AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING  
EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE  
GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS  
CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR  
OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND  
AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE  
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT  
TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING  
OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

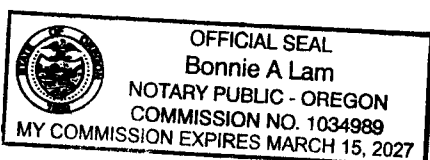
Jonathan S. Branigar

STATE OF OREGON

)  
) ss.  
)

County of KLAMATH

The foregoing instrument was acknowledged before me Bonnie A. Lam this  
17 day of April, 2025 by **Jonathan S. Branigar**.



Notary Public for Oregon  
My Commission Expires: 3/15/2027

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 27, SUMMERS HEIGHTS, described as follows: Beginning at an iron pin on the southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County, Oregon and running thence: Westerly along Carlon Way 82.5 feet to an iron pin; thence Northerly and parallel to the West line of said Lot 28 a distance of 136.5 feet to an iron pin on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral to an iron pin at the northwest corner of Lot 28, SUMMERS HEIGHTS; thence Southerly along the West line of said Lot 28 a distance of 145.8 feet to the point of beginning.

PARCEL 2

Beginning at an iron pin on the Southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County Oregon, and running thence; Westerly along the North line of Carlon Way 82.5 feet to an iron pin, which is the true point of beginning of this description; thence continuing Westerly along the North line of Carlon Way a distance of 6 feet to a point; thence Northerly 136.5 feet to a point on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral a distance of 6 feet to an iron pin; thence Southerly and parallel with the West line of said Lot 28 a distance of 136.5 feet to the point of beginning.